

## 3 Bedroom House for Sale in Pernera, Famagusta District

Located right next to the newly developed Paralimni Marina one of the most significant projects in the Famagusta District the Marina Villas residential complex stands as a landmark in the Pernera region. Designed to elevate contemporary living Marina Villas comprises nine luxurious three bedroom villas each featuring a private pool garden and rooftop terrace. The boutique scale of the project makes it an ideal choice for those who value privacy and serenity in one of Protaras most sought after seaside locations. Designed as a refined residential community Marina Villas embodies minimalist aesthetics. Natural colour palettes blend seamlessly with wood and stone details creating an elegant ...

### Property Info

Covered Area **138**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **268**

### Additional info

Reference Number **VL48328**  
Property type **House**  
Bathrooms **2**

### Amenities

### Location

**Location:** Pernera Region: **Famagusta**

## Price: €603 000 + VAT

VAT for this property is **€30,150** or **€114,570**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€20 720.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 370.00/m²</b>		

## Representative: Nicolaou Estates

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## Price change history

€603 000 on Jun 17, 2025





